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WARRANTY DEED

Statutory Short Form  
006996

TRANSFER  
TAX  
PAID

We, CARLTON S. FARNHAM and MARGARET M. FARNHAM of Lewiston, County of Androscoggin and State of Maine, for consideration paid, grant and convey to RANDY C. LABBE and SUSAN J. LABBE, of 8 Edgemont Avenue, Waterville, Maine 04901, as Joint Tenants, with Warranty Covenants, the land at 62 Johnson Heights, Waterville, Kennebec County, Maine, being more particularly described as follows:

A certain lot or parcel of land situate on Johnson Heights in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Lot #64 as shown on the plan of Johnson Heights extension made by Harry Green and recorded in the Kennebec County Registry of Deeds in Plan Book 15, Page 50.

Also, a certain other lot or parcel of land bounded and described as follows: Starting at the northeast corner of the above referred to Lot #64; thence to the east along the northerly line of Lot #62 as shown on the aforementioned plan a distance of thirty-five (35) feet to a point; thence to the south, at right angles, a distance of one hundred (100) feet to the southerly line of Lot #62; thence to the west along the southerly line of Lot #62 a distance of thirty-five (35) feet to the southeast corner of the above referred to Lot #64; thence to the north along the easterly line of said Lot #64 a distance of one hundred (100) feet to the point of beginning. This last described parcel of land is the westerly half of Lot #62 as shown on the aforementioned plan.

This conveyance is subject to the following restrictions which are to run with the land, to wit: No building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than 35 feet from the line of any street, provided, however, that porticoes projecting not over 3 feet, steps, and bay windows are to be allowed on said reserved space. No part of any building shall be placed nearer than 8 feet from any sideline. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than fifteen thousand (\$15,000.00) dollars. The garage, unless built as a part of the house, shall be set back at least sixty feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy feet frontage on the street. The finish grade of the lot facing the street shall be not over three (3) feet above the top surface of the center line of the street when completed, and the top of the

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foundation wall of the house erected on said lot shall be not over four (4) feet above the top surface of said center line of the street.

Being the same premises described in a deed from Arlyne R. Sacks to Carlton B. Farnham and Margaret M. Farnham dated October 12, 1960, and recorded in the Kennebec County Registry of Deeds in Book 1204, Page 376.

WITNESS our hands and seals this 27th day of March, 1998.

Signed, Sealed and Delivered  
in the presence of:

Carlton S. Farnham

Carlton S. Farnham  
Melinda F. Choate attorney in fact  
Carlton S. Farnham

Melinda F. Choate

Melinda F. Choate  
Melinda F. Choate under  
Power of Attorney

Margaret M. Farnham

Margaret M. Farnham  
Melinda F. Choate attorney in fact  
Margaret M. Farnham

Melinda F. Choate

Melinda F. Choate  
Melinda F. Choate under  
Power of Attorney

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: March 27, 1998

Then personally appeared the above named Melinda F. Choate as attorney in fact for the above named Carlton S. Farnham and Margaret M. Farnham and acknowledged the foregoing instrument to be her free act and deed in said capacity and the free act and deed of Carlton S. Farnham and Margaret M. Farnham.

Before me,

David J. Roy  
Notary Public  
Print  
Name:

DAVID J. ROY  
Notary Public, Maine  
Commission Expires July 21, 2001

RECEIVED KENNEBEC SS.

1998 MAR 30 PM 2:35

ATTEST: Harold B. Mann  
REGISTER OF DEEDS

